

**SNAPSHOT of HOME Program Performance--As of 06/30/09**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Racine

State: WI

PJ's Total HOME Allocation Received: \$12,458,691

PJ's Size Grouping\*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
<b>Program Progress:</b>			PJs in State: <b>10</b>				
% of Funds Committed	<div>99.69 %</div>	<div>95.58 %</div>	<div>2</div>	<div>93.41 %</div>	<div>96</div>	<div>98</div>	
% of Funds Disbursed	<div>92.76 %</div>	<div>92.00 %</div>	<div>3</div>	<div>84.68 %</div>	<div>86</div>	<div>88</div>	
Leveraging Ratio for Rental Activities	<div>3.84</div>	<div>3.67</div>	<div>6</div>	<div>4.72</div>	<div>48</div>	<div>42</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>100.00 %</div>	<div>97.30 %</div>	<div>1</div>	<div>80.76 %</div>	<div>100</div>	<div>100</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>75.98 %</div>	<div>80.81 %</div>	<div>7</div>	<div>68.18 %</div>	<div>54</div>	<div>57</div>	
<b>Low-Income Benefit:</b>							
% of 0-50% AMI Renters to All Renters	<div>71.43 %</div>	<div>76.80 %</div>	<div>7</div>	<div>80.32 %</div>	<div>21</div>	<div>21</div>	
% of 0-30% AMI Renters to All Renters***	<div>38.66 %</div>	<div>51.39 %</div>	<div>6</div>	<div>45.16 %</div>	<div>37</div>	<div>36</div>	
<b>Lease-Up:</b>							
% of Occupied Rental Units to All Completed Rental Units***	<div>99.16 %</div>	<div>87.33 %</div>	<div>3</div>	<div>95.04 %</div>	<div>51</div>	<div>53</div>	
<b>Overall Ranking:</b>			In State: <div>6</div> / <div>10</div>		Nationally: <div>69</div> <div>72</div>		
<b>HOME Cost Per Unit and Number of Completed Units:</b>							
Rental Unit	<div>\$24,352</div>	<div>\$14,432</div>		<div>\$26,037</div>	<div>119</div> Units	<div>8.00 %</div>	
Homebuyer Unit	<div>\$8,053</div>	<div>\$13,918</div>		<div>\$14,755</div>	<div>830</div> Units	<div>55.70 %</div>	
Homeowner-Rehab Unit	<div>\$11,905</div>	<div>\$15,745</div>		<div>\$20,487</div>	<div>152</div> Units	<div>10.20 %</div>	
TBRA Unit	<div>\$552</div>	<div>\$2,529</div>		<div>\$3,225</div>	<div>390</div> Units	<div>26.20 %</div>	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Racine WI

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$71,019	\$46,315	\$14,013
State:*	\$63,839	\$73,605	\$17,539
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:  
(% of allocation)

PJ: 2.6 %  
National Avg: 1.1 %

R.S. Means Cost Index: 1.02

	Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">19.5</span>	<span style="border: 1px solid black; padding: 2px;">20.0</span>	<span style="border: 1px solid black; padding: 2px;">75.7</span>	<span style="border: 1px solid black; padding: 2px;">22.6</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">64.4</span>	<span style="border: 1px solid black; padding: 2px;">27.8</span>	<span style="border: 1px solid black; padding: 2px;">13.2</span>	<span style="border: 1px solid black; padding: 2px;">66.2</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.5</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### ETHNICITY:

Hispanic	<span style="border: 1px solid black; padding: 2px;">16.1</span>	<span style="border: 1px solid black; padding: 2px;">51.2</span>	<span style="border: 1px solid black; padding: 2px;">11.2</span>	<span style="border: 1px solid black; padding: 2px;">10.8</span>
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### HOUSEHOLD SIZE:

1 Person:	<span style="border: 1px solid black; padding: 2px;">30.5</span>	<span style="border: 1px solid black; padding: 2px;">13.5</span>	<span style="border: 1px solid black; padding: 2px;">34.2</span>	<span style="border: 1px solid black; padding: 2px;">63.1</span>
2 Persons:	<span style="border: 1px solid black; padding: 2px;">23.7</span>	<span style="border: 1px solid black; padding: 2px;">10.1</span>	<span style="border: 1px solid black; padding: 2px;">30.9</span>	<span style="border: 1px solid black; padding: 2px;">18.7</span>
3 Persons:	<span style="border: 1px solid black; padding: 2px;">14.4</span>	<span style="border: 1px solid black; padding: 2px;">39.3</span>	<span style="border: 1px solid black; padding: 2px;">15.1</span>	<span style="border: 1px solid black; padding: 2px;">9.7</span>
4 Persons:	<span style="border: 1px solid black; padding: 2px;">8.5</span>	<span style="border: 1px solid black; padding: 2px;">18.1</span>	<span style="border: 1px solid black; padding: 2px;">6.6</span>	<span style="border: 1px solid black; padding: 2px;">5.1</span>
5 Persons:	<span style="border: 1px solid black; padding: 2px;">11.9</span>	<span style="border: 1px solid black; padding: 2px;">11.7</span>	<span style="border: 1px solid black; padding: 2px;">6.6</span>	<span style="border: 1px solid black; padding: 2px;">2.6</span>
6 Persons:	<span style="border: 1px solid black; padding: 2px;">5.9</span>	<span style="border: 1px solid black; padding: 2px;">5.5</span>	<span style="border: 1px solid black; padding: 2px;">3.9</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>
7 Persons:	<span style="border: 1px solid black; padding: 2px;">2.5</span>	<span style="border: 1px solid black; padding: 2px;">1.1</span>	<span style="border: 1px solid black; padding: 2px;">1.3</span>	<span style="border: 1px solid black; padding: 2px;">0.5</span>
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">2.5</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">1.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### HOUSEHOLD TYPE:

Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">35.6</span>	<span style="border: 1px solid black; padding: 2px;">15.1</span>	<span style="border: 1px solid black; padding: 2px;">36.8</span>	<span style="border: 1px solid black; padding: 2px;">69.5</span>
Elderly:	<span style="border: 1px solid black; padding: 2px;">1.7</span>	<span style="border: 1px solid black; padding: 2px;">1.7</span>	<span style="border: 1px solid black; padding: 2px;">19.1</span>	<span style="border: 1px solid black; padding: 2px;">1.3</span>
Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">44.9</span>	<span style="border: 1px solid black; padding: 2px;">45.4</span>	<span style="border: 1px solid black; padding: 2px;">17.1</span>	<span style="border: 1px solid black; padding: 2px;">23.6</span>
Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">11.9</span>	<span style="border: 1px solid black; padding: 2px;">33.9</span>	<span style="border: 1px solid black; padding: 2px;">22.4</span>	<span style="border: 1px solid black; padding: 2px;">3.6</span>
Other:	<span style="border: 1px solid black; padding: 2px;">5.9</span>	<span style="border: 1px solid black; padding: 2px;">4.0</span>	<span style="border: 1px solid black; padding: 2px;">4.6</span>	<span style="border: 1px solid black; padding: 2px;">2.1</span>

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	<span style="border: 1px solid black; padding: 2px;">12.7</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span> <sup>#</sup>
HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	
Other:	<span style="border: 1px solid black; padding: 2px;">5.1</span>	
No Assistance:	<span style="border: 1px solid black; padding: 2px;">82.2</span>	

# of Section 504 Compliant Units / Completed Units Since 2001 7

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Racine State: WI Group Rank: 69  
(Percentile)  
State Rank: 6 / 10 PJs Overall Rank: 72  
(Percentile)  
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	<b>100</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	<b>75.98</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>71.43</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	<b>99.16</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	<b>1.52</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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